

L0316245026 – Cook Co.
Auto Depositions Incorporated
ILD005150578
SF/HRS

CERCLA Abbreviated Preliminary Assessment



**Illinois Environmental
Protection Agency**

Bureau of Land
Federal Sites Remediation Section
Site Assessment Unit

EPA Region 5 Records Ctr.



291622

ABBREVIATED PRELIMINARY ASSESSMENT

for

AUTO DEPOSITIONS, INCORPORATED

Chicago, Illinois

ILD# 005150578

PREPARED BY:

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

BUREAU OF LAND

OFFICE OF SITE EVALUATION

APRIL³ 2002

SITE DESCRIPTION/HISTORY

The Auto Depositions, Incorporated site (ILD# 005150578) was an electroplating facility located at 1518 Hubbard Street in Chicago, Illinois. The site is located southwest of downtown Chicago in a heavily urbanized area of Cook County. The plating facility was a two-story building that occupied an entire city block. The surrounding area is composed primarily of industrial properties. The nearest residences are located roughly .25 miles west of the site. The physical borders of the property are formed by Ashland Avenue to the west, Hubbard Street to the south, Armour Street on the west, and an alley on the north side.

Information obtained from the U.S. Environmental Protection Agency (U.S. EPA) file for the Auto Depositions site indicates that plating operations began at the property in 1923 under the name of Mechanical Plating Company. A review of Sandborn Fire Insurance Maps revealed that prior to 1923 the area appeared to be made up of primarily residential properties.

In 1983 the Westerberg brothers purchased the facility. The Westerbergs continued plating operations at the facility under the name of Mechanical Plating until 1991. In 1992 one of the Westerberg brothers reopened the facility and renamed the operation Auto Depositions, Incorporated. Auto Depositions discontinued operations at the facility approximately one year later. The property was abandoned and all plating waste was left in place.

In December of 1994 inspectors from the City of Chicago discovered the abandoned property and requested the Westerberg brothers secure the property. As of April 1995 the site still had not been secured and was referred to the U.S. EPA. In June of 1995 the U.S. EPA's Superfund Technical Assistance & Response Team (START) contractor conducted a Removal Assessment (RA) at the Auto Deposition facility. The 1995 RA was conducted under CERCLA authority with oversight by Mr. Charles Gebien, On-Scene Coordinator, U.S. EPA, Region V. The 1995 RA revealed the presence of asbestos containing materials (ACMs), open plating vats, above ground tanks (ASTs), underground storage tanks (USTs), and various drums and containers. Visible staining of the floors and walls of the facility was also noted during the 1995 RA, as was staining of the sidewalk around the facility and soil in the north alley.

In June of 1995, U.S. EPA Emergency Removal personnel secured funding to conduct an Emergency Removal Action at the site. These funds were requested to address hazardous waste left on-site and associated releases. Removal activities at the Auto Depositions, Inc. site commenced in July of 1995 with the Emergency Response Cleanup Services (ERCS) contractor. Emergency Removal activities included, but were not limited to, the removal of friable asbestos from the facility, consolidation and disposal of hazardous plating wastes, the removal of all ASTs, drums, and vats, and clean all areas where staining had occurred.

CURRENT SITE CONDITION/ACTIVITIES

Representatives from the Illinois Environmental Protection Agency (IEPA) Office of Site Evaluation conducted a reconnaissance of the Auto Depositions site on January 20, 2002. The

site recon revealed that the Jorgensen Pony Adjustable Clamp Company, an active facility, currently occupies the property on which Auto Depositions was located. As the name indicates Adjustable Clamp manufactures clamps as well as miter boxes and vises. All current site activities are confined inside the Adjustable Clamp facility.

A U.S. EPA file search revealed that Greenfield Partners, Ltd. purchased the property in 1997 in order to redevelop and subsequently market the property. Prior to Greenfield Partners 1997 purchase, a fire at the site destroyed the Auto Deposition structure. Subsequent to the fire the City of Chicago undertook a demolition of the facility. The asbestos abatement was completed during the demolition (a result of saturating the asbestos while fighting the fire). All of the contaminated brick was removed, separated, and disposed of as hazardous or non-hazardous waste. Upon completion of the demolition the only remnant of the facility was the concrete foundation. No physical evidence of Auto Deposition or Mechanical Plating operations at the property remains.

Prior to purchasing the property Greenfield Partners, Ltd. entered into a Prospective Purchaser's Agreement (PPA) with the U.S. EPA. A condition of the PPA was completion of the Statement of Work, an attachment to the Prospective Purchaser Agreement (PPA), entered into by the U.S. EPA and Greenfield Partners. The PPA required Greenfield Partners to conduct further remedial activities at the property. The two on-site USTs were left in place after the fuel oil was removed. Some excavation was required during the redevelopment. Any soil that sampling revealed to be hazardous was removed and disposed of at an approved facility. All cracks in the foundation were sealed when two inches of additional concrete were poured.

PATHWAY DESCRIPTION & ANALYSIS

IEPA Well Site Survey Reports indicate that there are no public drinking water wells within the four-mile target distance limit of the site. *There are still some industrial wells within the four-mile target distance limit however.* Most of these wells were drilled to depths of greater than 300 feet below ground surface. This is due to the fact that reliable sources of groundwater in the Chicago area can only be found at greater depths. The City of Chicago utilizes a number of surface water intakes on Lake Michigan from which public water supplies are drawn. The City of Chicago also provides potable water to a number of municipalities in the outlying areas.

The site is located in an inner city area and site run off most likely enters the surrounding storm sewer system. *There are neither intermittent nor perennial waterways leaving or bordering the site.* The nearest perennial waterway is Lake Michigan which is located approximately .5 miles east of the site. The site is located outside of any floodplain as designated by the Federal Management Agency Flood Insurance maps for the City of Chicago. The surface water pathway was not evaluated further.

Given the reported condition of the various vats, drums, tanks, and friable asbestos at the time of the 1995 Site Assessment, the potential for off-site contaminant migration did exist. However, given the extent of remedial activities at the site the potential for further off-site contaminant

migration has been minimized. Also, there are few receptors in the immediate vicinity of the site. There are no schools or day care facilities located within 200 feet of the site. The nearest residences are located roughly .25 miles west of the site. According to U.S. Department of the Interior "National Wetlands Inventory" maps, the nearest wetlands are located .5 miles east of the site along the shoreline of Lake Michigan.

Soil samples collected during the Emergency Removal documented the presence of heavy metal contaminant concentrations in on-site soil that meet the definition as hazardous waste. This soil was not removed during the Emergency Removal. Language in the PPA required the current owner/operator to remove soil identified as hazardous in areas where excavation occurred. As stated earlier, the properties bordering the site are exclusively industrial and commercial. There are no schools or day care facilities within 200 feet of the site. The nearest residences are located approximately .25 miles west of the site. According to "National Wetlands Inventory" maps there are no wetland areas on-site. Access to the site is currently restricted by 24-hour security.

PRIORITY/RECOMMENDATION

It is the IEPA recommendation that the Auto Depositions Incorporated site be assigned a No Further Remedial Action Planned (NFRAP) for future CERCLA investigation and be archived from CERCLIS. The reason for this recommendation is that the risk posed to human health and/or the environment by this site was minimized during the U.S. EPA's Emergency Removal Action and ensuing remedial work per the PPA. All hazardous waste was removed from the site during the Emergency Removal and the remedial action. Given these facts the likelihood of a future release from the site is low.

ATTACHMENT A

**ABBREVIATED PRELIMINARY ASSESSMENT
CHECKLIST**

ABBREVIATED PRELIMINARY ASSESSMENT CHECKLIST

This checklist can be used to help the site investigator determine if an Abbreviated Preliminary Assessment (APA) is warranted. This checklist should document the rationale for the decision on whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

Checklist Preparer: Mark J. Weber/EPS III March 25, 2002
Name/Title Date
1021 N Grand Ave. East Springfield, IL 62794 217/524-1656
Address Phone
epa4409@epa.state.il.us
E-mail Address

Site Name: Auto Depositions, Incorporated

Previous Names (if any): _____

Site Location: 1518 Hubbard Street

Chicago, IL 60622

Latitude: N 41°53.39'

Longitude: W 87°39.97'

Describe the release (or potential release) and its probable nature:

The abandoned plating facility was discovered by inspectors from the City of Chicago. Staining of the surrounding sidewalk and the soil in the alley north of the facility were noted. Laboratory analysis indicated that a release to soil in the footprint of the facility had occurred.

Part 1 - CERCLA Eligibility Evaluation

If the answer to any one of these is "yes," the site can be considered NFRAP or archived

	YES	NO
1. Is the site nonexistent, or is it not a duplicate (or "alias") of another site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is the site being addressed by some other remedial program (Federal, State, or Tribal)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (e.g., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferred to RCRA corrective action, FIFRA, or Brownfields)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is there sufficient documentation to demonstrate that no potential for a release that could cause adverse environmental or human health impacts, (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, previous HRS score determined, or an EPA approved risk assessment completed)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain all "yes" answer(s).

Between the Emergency Removal and the remedial work required under the terms of the Prospective Purchaser's Agreement all environmental "issues" associated with this particular site have been addressed. Site conditions which led to the discovery and ensuing remedial activities at this site have eliminated the potential for a future release.

Part 2 - Initial Site Evaluation

Use Exhibit 1 of this fact sheet to make site assessment decisions based on the answers below:

	YES	NO
Does documentation indicate that a target (e.g., drinking water wells, drinking surface water intakes, etc.) has been exposed to a hazardous substance released from the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an apparent release at the site with no documentation of exposed targets, but there are targets on site or immediately adjacent to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an apparent release and no documented on-site targets or targets immediately adjacent to the site, but there are nearby targets (e.g., targets within 1 mile)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there no indication of a hazardous substance release, and there are uncontained sources containing CERCLA hazardous substances, but there is a potential to release with targets present on site or in proximity to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the site lack documented on-site, adjacent, or nearby targets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the site lack releases or potential to release?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the site lack uncontained sources containing CERCLA eligible substances are present on site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain all "yes" answer(s).

File information and lab data indicates that a "release" occurred at the Auto Depositions site. A study of potential receptors was never conducted during the Emergency Removal nor was one required in the language of the Prospective Purchasers Agreement.

Part 3 - EPA Regional Review and Site Assessment Decision

Check the box(es) that apply. <input checked="" type="checkbox"/> NFRAP/Archive <input type="checkbox"/> APA <input type="checkbox"/> Full PA <input type="checkbox"/> Combined PA/SI <input type="checkbox"/> SI <input type="checkbox"/> Removal Action <input type="checkbox"/> Other: _____	
Lead Agency or Defer/Refer to: <input type="checkbox"/> EPA Remedial Program <input checked="" type="checkbox"/> Removal Program <input type="checkbox"/> State/Tribal Program <input type="checkbox"/> RCRA <input type="checkbox"/> Brownfields <input type="checkbox"/> Other Federal Agency: _____ <input type="checkbox"/> Other: _____	
Regional EPA Reviewer: <u>J. Buffin</u> Print Name/Signature	<u>4/9/02</u> Date